

**Independence Township  
Washington County**

ORDINANCE NO. 20-02

**AN ORDINANCE OF THE TOWNSHIP OF INDEPENDENCE,  
WASHINGTON COUNTY, PENNSYLVANIA, AMENDING  
SECTION 410-95 OF THE TOWNSHIP CODE, SPECIFICALLY  
SUBSECTION D, TO REQUIRE ALL MOBILE HOMES ON  
INDIVIDUAL LOTS TO BE INSTALLED UPON AND SECURELY  
FASTENED TO, A FULL FROST FREE FOOTER OR BASEMENT AS  
APPROVED BY THE TOWNSHIP BUILDING CODE OFFICIAL.**

**WHEREAS**, the Municipalities Planning Code, 53 P.S. §10101 *et seq.* (the “MPC”), authorizes the Township of Independence (the “Township”) to create positions for the regulation, administration and enforcement of Township zoning ordinances, codes, etc.; and

**WHEREAS**, pursuant to its authority under the MPC, the Board of Supervisors of the Township (the “Board”) enacted Zoning Ordinance regulations found in Chapter 410 of the Township Code, which include regulations set forth in § 410-95 related to Mobile Homes on individual lots; and

**WHEREAS**, after review, the Board of Supervisors believes it to be in the best interest of the Township to amend § 410-95 to require mobile homes on individual lots be installed upon, and securely fastened to, a full frost-free footer or basement.

**NOW THEREFORE**, the Board hereby ordains and enacts as follows, incorporating the above recitals by reference:

**SECTION 1. PURPOSE.**

The Board desires to amend the Township Zoning regulations regarding the footer/basement requirements for mobile homes on individual lots.

**SECTION 2. AMENDMENT TO CHAPTER 410 ZONING, ARTICLE XII SUPPLEMENTAL REGULATIONS, § 410-95 MOBILE HOMES ON INDIVIDUAL LOTS.**

Chapter 410. Zoning, Article XII. Supplemental Regulations, § 410-95. Mobile homes on individual lots is amended to replace subsection D in its entirety and replace with the following:

§ 410-95. Mobile homes on individual lots.

D. The mobile home shall be installed upon, and securely fastened to, a full frost-free footer or basement, as approved by the Township's Building Code Official.

**SECTION 3. SEVERABILITY.**

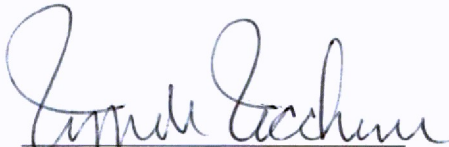
The provisions of this Ordinance shall be severable, and if any provision hereof shall be declared unconstitutional, illegal or invalid, such decision shall not affect the validity of any of the remaining provisions of this Ordinance. It is hereby declared as a legislative intent of the Township that this Ordinance would have been amended as if such unconstitutional, illegal or invalid provision or provisions had not been included herein.

**SECTION 4: REPEALER.**


All Ordinances, Township Code(s) or parts of Ordinances/Codes, including but not limited to § 410-95 (D) , that are found to be conflicting or inconsistent with the provisions of this Ordinance are hereby repealed.

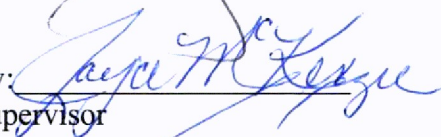
**ORDAINED AND ENACTED** into an Ordinance at a regular meeting of the Board of Supervisors of the Township of Independence, Washington County, Pennsylvania, this 21st day of August, 2020.

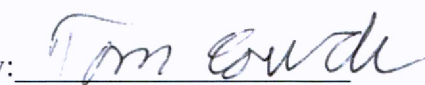
Attest:

  
Secretary

Independence Township Board of Supervisors

By:   
Chairman

By:   
Supervisor

By:   
Supervisor